

## ***Memorandum***

**To:** Planning Commission Members  
**From:** Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** April 3, 2015  
**Re:** Staff Report for Grove City Dollar General – Development Plan

---

### **Item #3 – Grove City Dollar General - Development Plan**

**(PID #201503020009)**

**Application:** Development Plan  
**Location:** 3065 Broadway  
**Applicant:** Mark Bush, Grove City DG LLC  
**Zoning:** C-2  
**Use:** Retail

#### **Relevant Code Section(s):**

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.09 Landscaping – Other Planting Requirements

#### **Project Summary:**

The applicant is proposing to construct a Dollar General at 3065 Broadway at the southwest corner of Broadway and Home Road. The building will be 7,500 square feet in area and the site will be accessed from Home Road. Three curb-cuts currently exist along the site's frontage along Home Road; however the applicant is proposing to remove two of the cuts, reconfiguring the western most curb cut to provide access to the site.

#### **Site Plan**

The 1.44 acre site will be accessed from the western curb cut on Home Road and aligned with Frisch's western most curb cut. In order to accommodate delivery truck traffic the cut is proposed to be widened an additional 13' to a total width of 48'. The remaining two curb cuts are to be removed. An access easement is shown on plans between the Home Road entrance and the driveway connecting to the Waffle House property to the south; however formal documentation of the easement was not submitted. The easement should be recorded with the County to ensure legal access across the site and shared drive between properties.

A large portion of the site is located in a FEMA designated Flood Hazard Area (Zone AE) and floodway. The building is located outside the hazard area; however the applicant will be submitting for a CLOMR-F Permit once the site plan is approved. Stormwater management for the proposed development will be managed with an underground detention system in accordance with the Grove City requirements. The applicant will be required to work with the Building Division to further review the floodplain on the site and obtain a Special Flood Hazard Development Permit as part of their building permitting process.

### Building

The proposed building will be 7,500 square feet in area and 19'9" tall. The entrance feature over the entrance extends an additional 2.3' over the primary height of the structure. The structure is proposed to be finished in brick (Plymouth Brick, Crimson) and stone (Sandstone, Desert Beige).

Material samples were submitted as well as an exterior finish schedule detailing information regarding proposed exterior finishes.

The dumpster for the site will be located to the south of the building and is proposed to be screened by a 6" reinforced concrete pave doorway and finished in brick to match the primary structure.

### Parking

A total of 38 parking spaces are proposed for the site in compliance with the City's parking requirement based on the square footage of the building.

### Landscaping

Landscaping is proposed throughout the developed site in addition to a number of larger trees being preserved around the perimeter of the site. Parking areas have perimeter landscaping around them to ensure that glare from headlights does not interfere with traffic on Home Road or Broadway and supplemental landscaping is proposed around the dumpster screening.

Section 1136.06(d) requires all parking aisles and spaces end in a peninsula or end island. However there are additional areas where parking does not terminate in compliance with 1136.06(d). Staff recommends these parking areas be installed in compliance with the code requirement.

### Lighting

Lighting fixtures are proposed around the parking lot and on the building, exceeding the required 0.5 footcandle minimum for all vehicular and pedestrian areas. Decorative gooseneck fixtures are proposed on the east, north, and south sides of the structure. Site lighting fixtures in the parking area are proposed to be "shoe-box" style fixtures. With the recently completed intersection improvements at Broadway and Home Road, staff recommends that site light fixtures located in the parking area be decorative in nature similar to the building mounted fixtures with a black finish.

### Signage

Submitted plans show a combination of wall and ground signage for the site. Dimensions for the proposed wall sign was not provided in the signage package. Since the property is located in a C-2 district, all proposed signage will be reviewed and approved by the Building Division through the sign permit process.

**Recommendation(s):**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations:

1. The access easement should be recorded with Franklin County to ensure legal access across the site and shared drive between properties.
2. A Special Flood Hazard Development Permit shall be obtained from the Building Division for all applicable improvements located within the floodplain to ensure compliance with Chapter 1329.
3. All parking areas shall terminate into a landscaped area in accordance with 1136.06(d).
4. Site lighting fixtures shall be decorative in nature with a black finish similar in appearance to the building mounted gooseneck fixtures.